



**CODE ENFORCEMENT BOARD  
AGENDA  
VIRTUAL HEARING**

**MARCH 23, 2021  
8:30 AM**

**CITY COMMISSION MEETING ROOM - CITY HALL  
100 N ANDREWS AVENUE  
FT. LAUDERDALE, FL 33301**

**MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:**  
<https://www.fortlauderdale.gov/government/CEB>

**CODE ENFORCEMENT BOARD**

**Code of Ordinances: Sec. 11-3.**

**PURPOSE:** Hear and decide cases in which violations are alleged of any provision of the Florida Building Code, Broward County Amendments and violations of the Code of Ordinances of the City of Fort Lauderdale when alleged together with a violation of the Florida Building Code.\_

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON RELEVANT TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

**Board Members:** • Mark Booth, **Chair** • Chris Evert, **Vice Chair**  
• Julie Lurie • William Marx • Justin Beachum • Terry Nolen  
• Michael Madfis (alternate) • Lakhi Mohnani (alternate) • **Board Attorney:** Bruce Jolly

**DEPARTMENT OF SUSTAINABLE DEVELOPMENT**  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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NEW BUSINESS  
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CASE NO: BE20050004  
CASE ADDR: 367 W DAYTON CIR  
OWNER: PIERRE, MIBERLINE V  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

THE CARPORT HAS BEEN CONVERTED INTO A GARAGE THE WINDOW OPENINGS HAVE BEEN ALTERED/ CLOSED IN WITH WINDOWS AND DOORS REPLACED AN ADDITION BUILT ON THE REAR OF THE PROPERTY INTERIOR ALTERATIONS/ REMODELING

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CASE NO: BE20100009  
CASE ADDR: 605 SE 9 AVE  
OWNER: EGIS LLC  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

POOL DECK MODIFICATION.

9-1(d)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION.

THERE IS AN OUTDOOR SWIMMING POOL AT THIS PROPERTY WITHOUT THE REQUIRED BARRIER AS PER FBC SECTION 454.2.17.1 OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.14

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CASE NO: CE20011292  
CASE ADDR: 1727 POINSETTIA DR  
OWNER: LAMB, SEAN & RACHEL  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

PERGOLA BUILT ON THE FRONT OF THE PROPERTY.  
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RETURN HEARING (OLD BUSINESS)  
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CASE NO: BE20020002  
CASE ADDR: 6760 NW 22 TER  
OWNER: LAURIE, ANTHONY J JR  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
  
NEW WOOD FENCE.

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CASE NO: BE 19120043  
CASE ADDR: 1108 ARIZONA AVE  
OWNER: LOUIS JEUNE, KENSON  
JOSEPH, ALTENIE  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 105.1  
THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
  
PLUMBING WORK WITHOUT PERMIT.

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CASE NO: BE 20010018  
CASE ADDR: 5975 N FEDERAL HWY  
OWNER: CJB REAL ESTATE MANAGEMENT LP  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE  
FOLLOWING MANNER, BUT NOT LIMITED TO:  
  
MODIFICATION OF PIZZA OVEN HOOD.

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CASE NO: CE16071180  
CASE ADDR: 512 NW 15 TER  
OWNER: SABRA 52 LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.3.1.4.4  
COMPLIED  
  
FBC(2014) 105.3.1.4.5  
COMPLIED

CONTINUED

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FBC(2014) 105.3.1.5  
COMPLIED

FBC(2014) 110.6 N/A  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT  
THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE  
PERMITTING PROCESS.

FBC(2014) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE  
ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF SINGLE FAMILY TO DUPLEX  
WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM  
THE BUILDING DEPARTMENT.

FBC(2014) 105.1  
COMPLIED

FBC(2014) 105.3.1.4.11  
COMPLIED

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CASE NO: CE20050831  
CASE ADDR: 1401 NW 1 AVE  
OWNER: REYES HOUSING LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:

NEW KITCHEN AND BATHROOMS, NEW A/C UNITS, NEW DOORS AND WINDOWS, NEW  
PLUMBING FIXTURES.

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CASE NO: BE20020064  
CASE ADDR: 3120 SW 17 ST  
OWNER: SELECT OCEAN HOLDING LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:

INTERIOR REMODELING, NEW SEWER CONNECTION, WINDOWS ENCLOSURE AND ELECTRICAL  
ON THE CARPOT.

FBC(2017) 110.2  
SEE FBC(2017) 105.1

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CASE NO: CE-19120332  
CASE ADDR: 1741 NE 17 WAY  
OWNER: SILVA, MICHAEL JAMES JR  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS:105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW SHED WITHOUT PERMIT.

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CASE NO: BE20020065  
CASE ADDR: 5535 NW 35 AVE B  
OWNER: BRE ALPHA INDUSTRIAL PROPERTY OWNER LLC  
% GATEWAY  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

FRAMING PARTITION AND ELECTRICAL RECEPTACLES WITHOUT PERMIT.

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CASE NO: CE17100827  
CASE ADDR: 1243 NE 11 AVE  
OWNER: STEINBERGER, MARK  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS AWNING STRUCTURE, INTERIOR ALTERATIONS, OUTSIDE PATIO BAR WITH ELECTRICAL, PLUMBING AND MECHANICAL WORK PERFORMED WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

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CASE NO: CE19050138  
CASE ADDR: 909 NW 16 TER  
OWNER: PBN INVESTMENTS LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2017) 105.1  
THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. WINDOWS AND DOORS INSTALLED.

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HEARING TO IMPOSE FINES  
CHAPTER 11, FORT LAUDERDALE CODE OF ORDINANCES

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CASE NO: CE19020576  
CASE ADDR: 901 N BIRCH RD, # 4A  
OWNER: KLEIN, WALTER  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. MINI SPLIT A/C UNIT WITH ELECTRICAL WIRING.

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CASE NO: CE19041534  
CASE ADDR: 1109 NE 16 TER  
OWNER: CRICKETT, JOHN J  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ILLEGAL CONVERSION OF A FOUR UNIT EFFICIENCY INTO A FIVE UNIT WITHOUT A PERMIT.
2. METER ROOM AND UTILITY ROOM MISSING DRYWALL ON FIRE SEPARATION WALL.
3. STRUCTURE ROOF BUILT OVER WASHING MACHINE AREA.
4. PLUMBING, ELECTRICAL AND DRAINAGE LINE FOR WASHING MACHINE.
5. REPLACED FRONT PORCH ROOF SUPPORT WITH 4X4 COLUMN SUPPORTS.

FBC(2017) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A FOUR UNIT EFFICIENCY WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

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